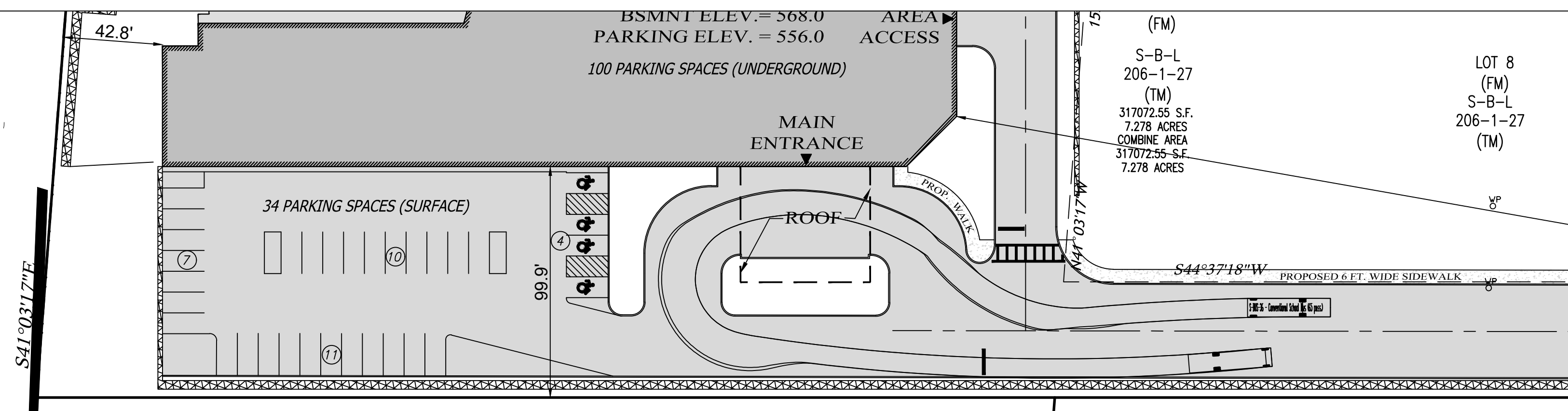


FIRE APPARATUS DIAGRAM

SCALE: 1"=40'



BUS TURNING DIAGRAM

SCALE: 1"=40'

BULK REQUIREMENTS

ZONE RR (RURAL RESIDENTIAL)

LOT DIMENSIONS

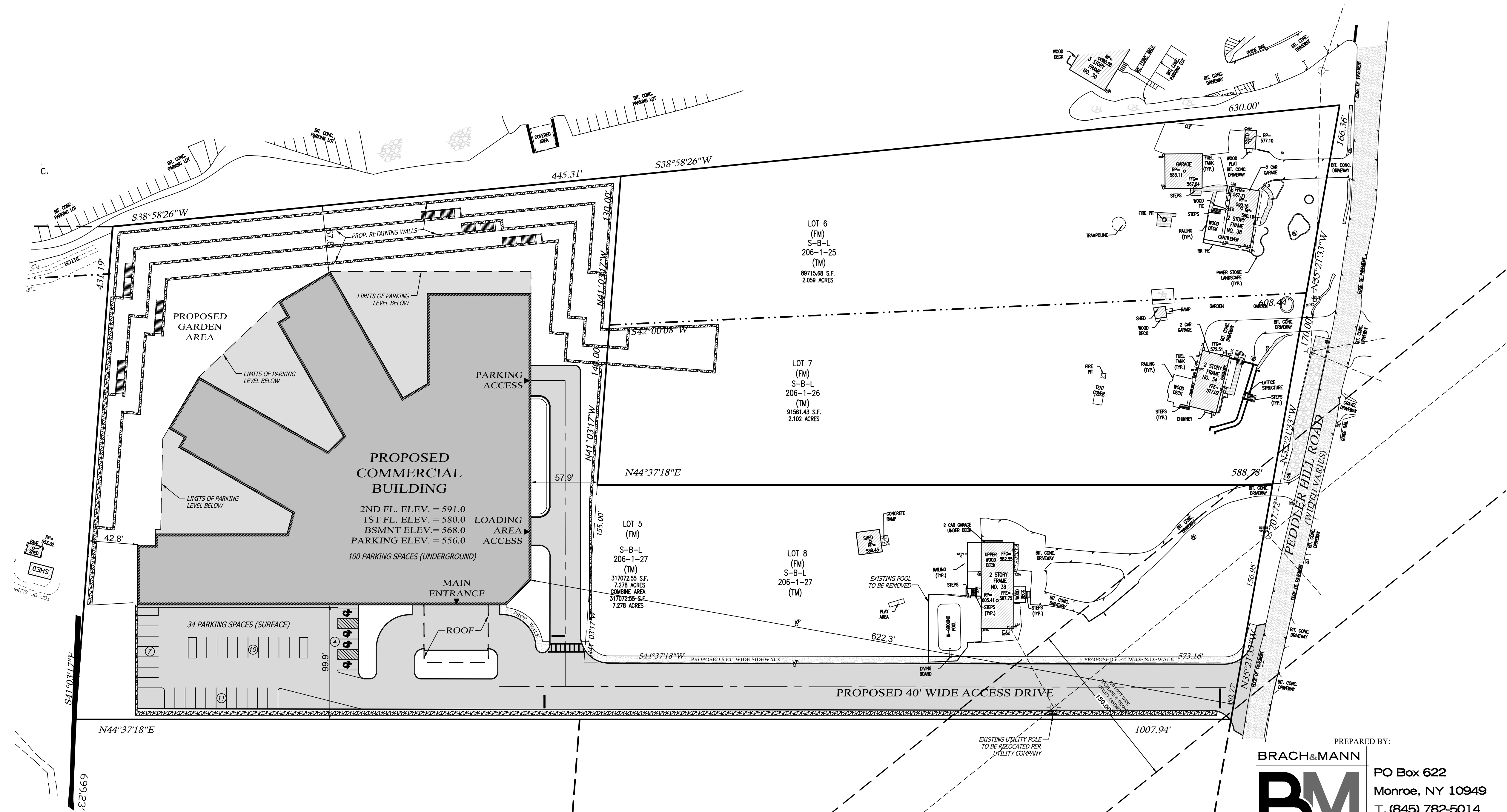
	MINIMUM REQUIRED	PROVIDED
LOT SIZE (SQ.FT.)	DETERMINED BY PLANNING BOARD	317,072± (7.27 ACRE)
FRONTAGE (FT.)	DETERMINED BY PLANNING BOARD	207±
BUILDING COVERAGE	DETERMINED BY PLANNING BOARD	27.1%

SETBACKS

	MINIMUM REQUIRED	PROVIDED
FRONT YARD (FT.)	DETERMINED BY PLANNING BOARD	622+
SIDE YARD (FT.)	DETERMINED BY PLANNING BOARD	57+
REAR YARD (FT.)	DETERMINED BY PLANNING BOARD	42+
HEIGHT (STORIES)		2
HEIGHT (FT.)		<35

70 BEDROOMS

132 PARKING SPACES



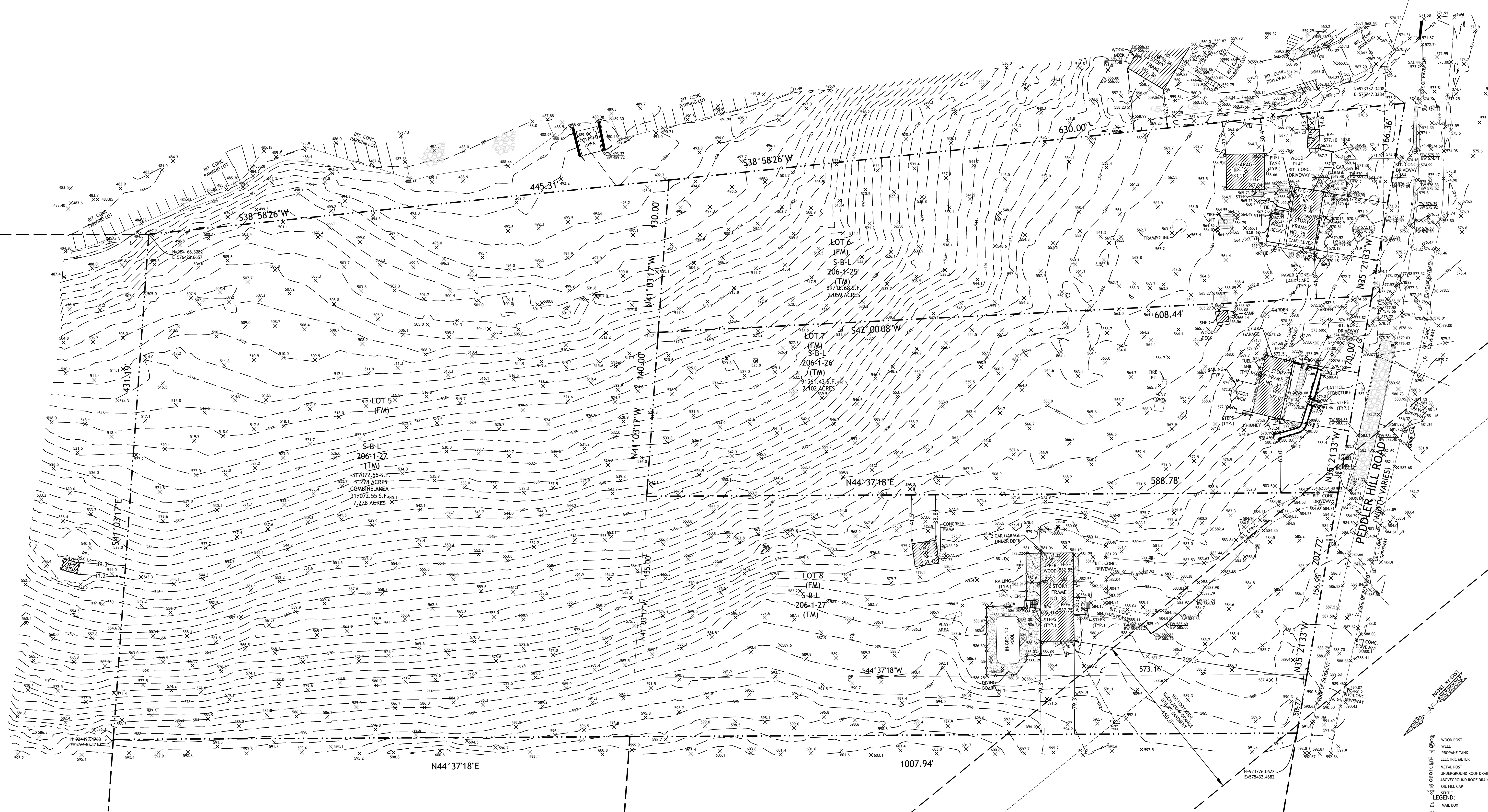
SITE PLAN

SCALE: 1"=50'

SITE PLAN PREPARED FOR:
RETREAT CENTER
PEDDLER HILL ROAD
VILLAGE OF SOUTH BLOOMING GROVE,
ORANGE COUNTY, NEW YORK

PREPARED BY:
BRACH & MANN
BM ASSOCIATES
PO Box 622
Monroe, NY 10949
T. (845) 782-5014
F. (845) 782-5015
mail@bmassoc.com

DWG BY: BN | SCALE: 1"=50' | DATE: 11/20/24



- LEGEND:
- WOOD POST
 - WELL
 - BRICK TANK
 - ELECTRIC METER
 - METAL POST
 - UNDERGROUND ROOF DRAIN
 - ON FILL CAP
 - SEPTIC
 - MAIL BOX
 - UTILITY BOX
 - FLAG POLE
 - UTILITY POLE
 - UTILITY LEADER
 - AIRCONDITIONING UNIT
 - CONCRETE PAVING
 - STONE/GRAVEL
 - BRICK PAVES
 - EDGE OF BITUMINOUS CONCRETE PAVING
 - FENCE LINE
 - OVERHEAD WIRE
 - WALL

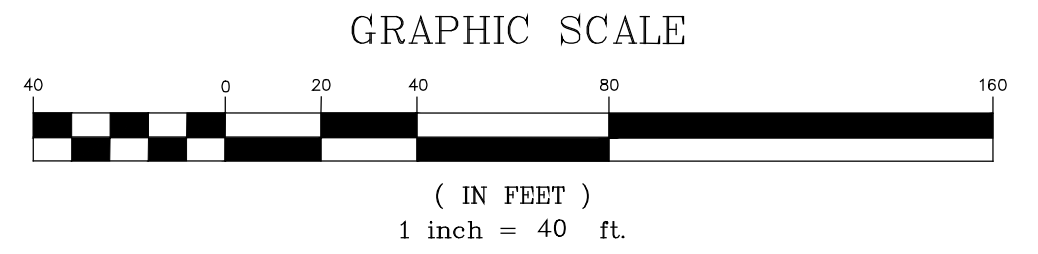
NOTES:

- THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
- NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TIDELANDS; NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY;
- ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED OR PRINTED SEAL SHALL BE CONSIDERED VALID COPIES; SIGNATURE AND EMBOSSED OR PRINTED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW;
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.
- SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY;
- HORIZONTAL DATUM IS NAD83, NY-EAST AND VERTICAL DATUM IS NAVD88.
- THE SURVEY SHOWN HEREIN, AND/OR TOPOGRAPHY WAS MAPPED UTILIZING TRADITIONAL SURVEY METHODS, ROBOTICS, RECTIFIED ORTHO PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS. TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY ACCORDING TO CURRENT ALTA/NSPS STANDARDS.

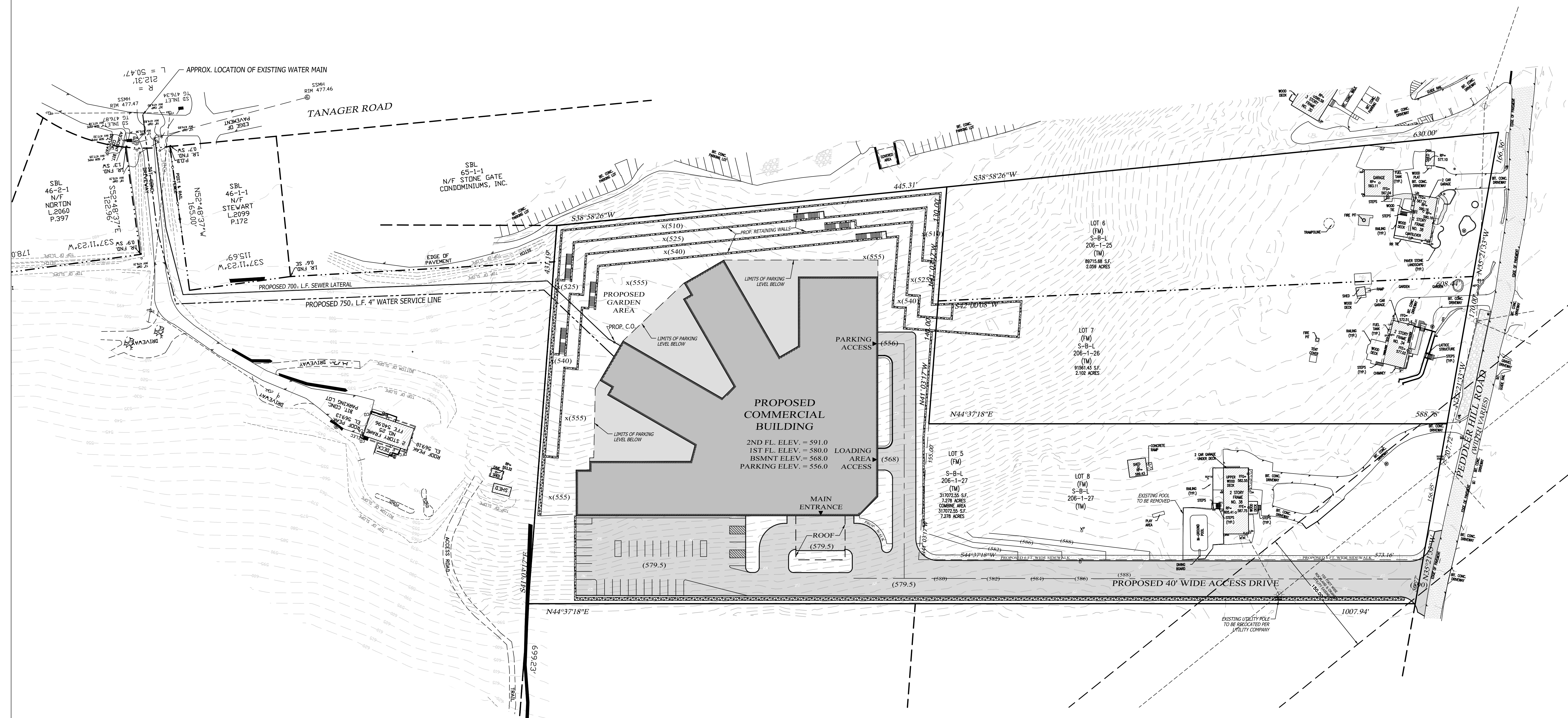
DESCRIPTION:
 BEING KNOWN AS LOTS 5, 6, 7, 8 & 9, AS SHOWN ON A MAP ENTITLED "SUBDIVISION - LANDS OF, PEDDLER 208 ASSOCIATES, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK", FILED WITH THE ORANGE COUNTY CLERK'S OFFICE, ON NOVEMBER 29, 1979, AS MAP # 51111.

ALSO BEING KNOWN AS SECTION 206, BLOCK 1, LOTS 25, 26 & 27 AS SHOWN ON THE OFFICIAL TAX MAP OF THE VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK.

CERTIFIED TO:
 BRACH AND MANN ASSOCIATES



JOHN W. McCORD, Sr. PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE NO. 050904	CERTIFICATE OF AUTHORIZATION No. 0019218 JOB NO. 23-35390 DATE: 07-28-2023 SCALE 1"=40' STARS NO. 23-35390 SHEET 1 OF 1 PM - 2L	OUTBOUND & TOPOGRAPHIC SURVEY PREPARED FOR 32, 34 & 38 PEDDLER HILL ROAD - SECTION 206 - - BLOCK 1 - LOTS 25, 26, & 27 - SITUATED IN THE VILLAGE OF SOUTH BLOOMING GROVE, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK	PREPARED BY BRACHMANN ASSOCIATES PO Box 622 Morris, NY 10969 T: 849 782-8015 F: 849 782-8015 mbr@brachmann.com
		SHEET 2 OF 3	



GRADING & UTILITY PLAN
SCALE: 1"=50'

SITE PLAN PREPARED FOR:
RETREAT CENTER
 PEDDLER HILL ROAD
 VILLAGE OF SOUTH BLOOMING GROVE,
 ORANGE COUNTY, NEW YORK

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